

TOSCANI, STATHES & ZOELLER, LLC

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March 14, 2025

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** Of Counsel; Member PA, NJ & DC Bar

VIA EMAIL ONLY

Brad J. Sadek, Esquire
Sadek Law Offices, LLC
1500 JFK Blvd, Ste 220
Philadelphia, PA 19102

VIA FIRST-CLASS MAIL ONLY

Lionel C. Shaw
1218 Angora Drive
Yeadon, PA 19050

RE: In re: Lionel C. Shaw, Chapter 13 Case No. 23-12827-djb
1218 Angora Avenue, Yeadon, Folio No.: 48-00-00014-00
Notice of Default of Stipulation of Settlement

Dear Mr. Sadek and Mr. Shaw:

This letter is a Notice of Default for failure to pay the 2024 real estate taxes due on 1218 Angora Avenue as required by the Stipulation of Settlement resolving the Delaware County Tax Claim Bureau's Motion for Relief in the above matter. A copy of the 2024 taxes are enclosed.

To cure this default, payment of **\$5,627.12** must be received by the Delaware County Tax Claim Bureau on or before **March 31, 2025**. **Payment by certified funds or money order should be remitted to:**

Delaware County Tax Claim Bureau
Government Center Building
201 W. Front Street
Media, PA 19063


If the required payment is not made, our office will certify the default with the Court as permitted by the Stipulation.

Thank you for your time and attention to this Notice of Default.

Very truly yours,

TOSCANI, STATHES & ZOELLER, LLC

BY: _____


Stephen V. Bottiglieri

Encl.

cc: Stephanie Tindley (w/encl.)
Delaware County Tax Claim Bureau



DELAWARE COUNTY TAX CLAIM BUREAU ESTIMATED TAX STATEMENT

DT520PADEL
Rev. 01/18

Delq Year : 2024 Type: ANNUAL Cert :
Parcel No : 48-00-00047-00
Owner1 : TINDLEY STEPHANIE & Owner2 : SHAW LIONEL
Property Location : 1218 ANGORA AVE Desc : 1 STY HSE/GAR
Date : 03/04/2025 Balance Due as of : 03/2025



DELINQUENT REAL ESTATE TAXES

		BILLING	PENALTY	INTEREST	TOTAL DUE
COUNTY	CHG	411.70	41.17	3.40	456.27
ASSMT: 130740	PAY/ADJ	0.00	0.00	0.00	0.00
	NET	411.70	41.17	3.40	456.27
SCHOOL	CHG	3,453.33	345.33	28.49	3,827.15
ASSMT 130740	PAY/ADJ	0.00	0.00	0.00	0.00
	NET	3,453.33	345.33	28.49	3,827.15
MUNICIPALITY	CHG	1,154.70	115.47	9.53	1,279.70
ASSMT: 130740	PAY/ADJ	0.00	0.00	0.00	0.00
	NET	1,154.70	115.47	9.53	1,279.70
COST	CHG	64.00	0.00	0.00	64.00
	PAY/ADJ	0.00	0.00	0.00	0.00
	NET	64.00	0.00	0.00	64.00
TOTAL	CHG	5,083.73	501.97	41.42	5,627.12
	PAY	0.00	0.00	0.00	0.00
	NET	5,083.73	501.97	41.42	5,627.12

L.B.F. 9014-4

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: **Lionel C. Shaw** : **Chapter 13**
:
Debtor : **Bky. No. 23-12827-djb**

* * * * *

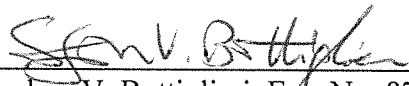
CERTIFICATION OF SERVICE

I, Stephen V. Bottiglieri, certify that on April 1, 2025, I did cause a true and correct copy of the documents described below to be served on the parties listed on the mailing list exhibit, a copy of which is attached and incorporated as if fully set forth herein, by the means indicated and to all parties registered with the Clerk to receive electronic notice via the CM/ECF system:

- Certification of Default

I certify under penalty of perjury that the above document(s) was sent using the mode of service indicated.

Date: 4/1/2025


Stephen V. Bottiglieri, Esq. No. 87343
Toscani, Stathes & Zoeller, LLC
899 Cassatt Road, Suite 320
Berwyn, PA 19312
(610) 647-4901
sbottiglieri@tszlegal.com

Mailing List Exhibit: (Check all that apply. If via e-mail, include e-mail address. Continue to the next page if necessary.)

Name: Lionel C. Shaw
Address: 1218 Angora Drive, Yeadon, PA 19050
Relationship of Party: Debtor

Via: CM/ECF ☒ 1st Class Mail Certified Mail e-mail:
Other:

Name: Stephanie Tindley
Address: 1218 Angora Drive, Yeadon, PA 19050
Relationship of Party: Non-filing Co-Owner/Co-Debtor

Via: CM/ECF ☒ 1st Class Mail Certified Mail e-mail:
Other:

Name: Kenneth E. West, Esquire

Address: 190 N. Independence Mall West, Suite 701, Philadelphia, PA 19106

Relationship of Party: Chapter 13 Standing Trustee

Via: ☒ CM/ECF ☐ 1st Class Mail ☐ Certified Mail e-mail:
Other:

Name: Office of the United States Trustee

Address: Robert N.C. Nix Federal Building, 900 Market Street, Suite 320, Philadelphia, PA 19107

Relationship of Party: United States Trustee

Via: ☒ CM/ECF ☐ 1st Class Mail ☐ Certified Mail e-mail:
Other:

Name: Brad J. Sadek, Esquire

Address: 1500 JFK Blvd, Ste 220, Philadelphia, PA 19102

Relationship of Party: Attorney for Debtor

Via: ☒ CM/ECF ☐ 1st Class Mail ☐ Certified Mail e-mail:
Other:

Name

Address

Relationship of Party

Via: ☐ CM/ECF ☐ 1st Class Mail ☐ Certified Mail e-mail:
Other:

Name

Address

Relationship of Party

Via: ☐ CM/ECF ☐ 1st Class Mail ☐ Certified Mail e-mail:
Other: